



## St. Brides Road, Wick

**£260,000**

- Well-presented 3-bedroom family home, built in 2017 by David Wilson Homes, with quality upgrades including Amtico flooring and high-gloss tiles
- Modern kitchen with integrated appliances and open-plan living/dining area with French doors to the rear garden; downstairs W.C
- Two double bedrooms (main with en-suite), a single bedroom/home office, stylish family bathroom, front & rear gardens, and two allocated parking spaces
- Located in the popular village of Wick with excellent amenities, school, countryside & coastal walks, and easy access to Cowbridge
- EPC Rating: B



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## About the property

A well-presented three-bedroom family home, built in 2017 by David Wilson Homes, offering modern living with a practical layout. The property features front and rear gardens and includes quality upgrades such as Amtico flooring and high-gloss floor tiles.

The spacious kitchen includes integrated appliances and space for a small dining table, while the bright, open-plan living/dining area benefits from French doors leading to the rear garden-ideal for relaxing or entertaining. A handy w.c completes the lower floor. Downstairs W.C.

Upstairs, there are two double bedrooms with built-in storage, a single bedroom suitable as a nursery or home office, a stylish family bathroom, and an en-suite shower room to the main bedroom.

With two allocated parking spaces at the rear and side access to both the garden and to the front of the property, this move-in-ready home is perfect for first-time buyers or a young family.

Early viewing is highly recommended.



## Location

The village of Wick offers ample facilities including a village shop with coffee shop, two village pubs, village hall, excellent village Primary school, an active Youth Club, St James Church a rugby pitch and a village green. There are several footpaths linking Wick with the surrounding countryside. Walks from Wick include those to local beaches Traeth Bach and Traeth Mawr. The heritage coastline is just a short distance to the south and the historical market town of Cowbridge is approx. 7 miles drive away

## Hallway

Entered via UPVC front door, upgraded gloss flooring, radiator with ornate cover, doors leading to all ground floor rooms, stairs leading to the first floor.

## Cloakroom

WC with dual push button, corner pedestal wash hand basin with tiled splash back, radiator, continuation of gloss tiles.

## Kitchen / Breakfast Room

11' 10" (Max) x 8' 3" ( 3.61m (Max) x 2.51m )  
Cream wall and base units with under cupboard lighting and complimenting worktops, chrome upstand. Cupboard housing Ideal boiler which is serviced annually, UPVC double glazed window to front, four ring gas hob with electric oven under and stainless steel extractor hood over, dishwasher, washing machine, continuation of tiled flooring.

## Lounge / Dining Room

16' 6" (Max) x 15' 6" ( 5.03m (Max) x 4.72m )  
UPVC double glazed French doors leading to the rear garden with two side panels, UPVC double glazed window to side, large understairs storage cupboard with coat hooks, consumer box, shelf unit for storage. Radiator, carpeted.

## First Floor Landing

Doors leading to three bedrooms and bathroom, access to fully boarded loft with light and power, carpeted.

## Bedroom One

10' 8" x 9' 4" (Max) ( 3.25m x 2.84m (Max) )  
UPVC double glazed window to rear, fitted mirrored wardrobes with sliding door, door to en suite, radiator, carpeted.

## En Suite

WC, pedestal wash hand basin, shower cubicle with sliding door, ladder towel rail, UPVC double glazed obscure window to side, extractor fan, Amtico flooring.

## Bedroom Two

8' x 12' 7" (Max) ( 2.44m x 3.84m (Max) )  
UPVC double glazed window to front, door to storage cupboard with shelving, recess for wardrobe, radiator, carpeted.

## Bedroom Three

7' 4" x 7' 2" ( 2.24m x 2.18m )  
UPVC double glazed window to front, radiator, carpeted.

## Bathroom

Panel bath with overhead shower attachment and tiled surround, pedestal wash hand basin, UPVC double glazed obscure window to side, ladder towel rail, Amtico flooring.

## Front Garden

Low level picket fence, area of artificial grass, two tiered flower beds with sleeper borders, hedge to boundary, footpath and steps leading to the front door.

## Rear Garden

Mostly laid to lawn with patio area, border with trees and shrubs, space for shed, wall and fence to boundary, side gate to path leading to the front of the property and also to parking area.

## Additional Information

There is an annual management charge payable to First Port for approximately £280 a year for maintenance of open spaces and playareas.



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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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